

**CITY OF SNOHOMISH
SPECIAL MEETING OF THE PLANNING COMMISSION
MEETING MINUTES
July 14, 2021**

NOTE: Due to the COVID-19 declared federal, state and local emergency, and pursuant to Governor Inslee's Proclamations 20-05 and 20-28, the Snohomish Planning Commission held its meeting via remote participation and at the Snohomish Carnegie Building, 105 Cedar Ave.

1. CALL TO ORDER

The special meeting of the Planning Commission was opened by Chair Hank Eskridge at 6:10 p.m. on Wednesday, July 14, 2021.

2. FLAG SALUTE

3. ROLL CALL

COMMISSIONERS PRESENT:

Hank Eskridge, Chair
Terry Lippincott, Vice Chair
Christine Wakefield Nichols
Van Tormohlen
Nick Gottuso
Gordon Cole
Mitch Cornelison

STAFF:

Glen Pickus, Planning Director
Brooke Eidem, Planner
Thomas Kreinbring, Assistant Planner

OTHERS PRESENT:

Morgan Davis, general public

4. APPROVAL OF AGENDA ORDER

Commissioner Lippincott moved to approve the agenda order as presented. Commissioner Gottuso seconded the motion, which passed 7-0.

5. APPROVAL of the minutes of the June 2, 2021, regular meeting.

Commissioner Eskridge moved to approve the minutes of the June 2, 2021 meeting as written. Commissioner Lippincott seconded the motion, which passed 7-0

6. GENERAL PUBLIC COMMENTS

Written comments were submitted to the Commission by Morgan Davis.

7. DISCUSSION ITEM: Proposed new Chapter 14.214 SMC, Midtown District Development Regulations.

Mr. Pickus explained that the intent is to promote good design but most importantly to try and prevent bad design. The draft presented to the Commission is a simplified version of the excellent draft provided by the consultant as staff believes the Snohomish community is more supportive of a less complex code. This proposal is divided into five articles similar to the Pilchuck District.

After a discussion of the deviation and determination of equivalence provision, Commissioners requested examples of approved deviations from the Pilchuck District and

agreed that the process be more specific and limited, particularly for numerical standards.

During discussions, the Commission requested all Midtown District property owners and businesses, and properties within 300 feet of the Midtown District be sent a mailer notifying them of the potential rezone from Commercial to Midtown District and of the new development regulations being considered.

Several minor edits were proposed throughout the chapter, particularly in Articles III and IV.

Commissioner Cole brought up the need to have different or modified design standards for properties fronting on Bonneville Avenue, especially regarding building height, parking lot locations, and the amount of articulation/modulation required on facades. A third Block Frontage type was offered as a way to effectively treat the Bonneville Avenue side differently.

There was discussion about whether the 14th Street/Avenue D intersection was a high visibility intersection. Ultimately, the Commission thought it should be included in the list.

Commissioner Tormohlen pointed out there are inconsistencies throughout the chapter regarding location of parking lots. While the general desire is to have them located to the side or behind buildings and not allow them in front, in several places it appears parking lots are allowed in front of buildings. Commissioner Cole repeated his opinion that in some instances having some parking in front of buildings is a necessity.

Commissioner Cole questioned the transparency requirements and how depending on the business located inside a building, having windows allowing passing pedestrians to see into the building may not be desirable (e.g. office uses).

In discussing the Landscaped Block Frontage standards it is unclear where the setback is measured from.

The Storefront Block Frontage requirement that buildings be built at the edge of sidewalks was discussed. Commissioners noted this can be problematic if the existing sidewalk is not located at the edge of the right-of-way, as is the case on Avenue D where the planter strip is in the right-of-way. Commissioner Tormohlen asked whether it is the intent to require developers to redo the sidewalks in those cases.

During discussion about modulation and articulation design standards it was pointed out that flexibility from set numbers is necessary and perhaps the standards should be based on things such as building size and height and interior configurations. Also, some Commissioners said they thought requiring modulation recesses to be at least six feet deep was too much and perhaps two or three feet would be more realistic.

8. DIRECTOR'S REPORT

Tom Kreinbring was introduced as the new Assistant Planner for the City.

Mr. Pickus provided an updated work program for the remainder of year with public hearings scheduled through the November meeting. Continued hearings to special meeting dates may be necessary in order to stay on schedule.

Mr. Pickus asked Commissioners to plan for another hybrid meeting in August and requested they bring headphones and computers/tablets. He also asked Commissioners to consider if they want to continue to offer hybrid meetings in the future, even if they are not required.

ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Approved this 4th day of August, 2021.

By: s/s Hank Eskridge

Commissioner Hank Eskridge, Chair